

067.A

0004

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 990,900 /

USE VALUE: 990,900 /

ASSESSed: 990,900 /

Total Card /

Total Parcel

990,900

990,900

990,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KENNEDY SCOTT WARREN

Owner 2:

Owner 3:

Street 1: 43 OAK HILL DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02474

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6847.000	553,100		437,800	990,900
Total Card	0.157	553,100		437,800	990,900
Total Parcel	0.157	553,100		437,800	990,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	519.34	/Parcel:	519.3

Legal Description

User Acct

129006

GIS Ref

GIS Ref

Insp Date

04/23/14

Parcel ID

067.A-0004-0012.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	553,100	0	6,847.	437,800	990,900	990,900	Year End Roll	12/18/2019
2019	101	FV	413,400	0	6,847.	406,500	819,900	819,900	Year End Roll	1/3/2019
2018	101	FV	413,400	0	6,847.	406,500	819,900	819,900	Year End Roll	12/20/2017
2017	101	FV	413,400	0	6,847.	356,500	769,900	769,900	Year End Roll	1/3/2017
2016	101	FV	413,400	0	6,847.	325,200	738,600	738,600	Year End	1/4/2016
2015	101	FV	392,500	0	6,847.	287,700	680,200	680,200	Year End Roll	12/11/2014
2014	101	FV	156,100	0	6,847.	272,100	428,200	428,200	Year End Roll	12/16/2013
2013	101	FV	156,100	0	6,847.	258,900	415,000	415,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
URBAN ELKE ROSA	64009-197		7/31/2014		751,000	No	No		
GIBSON JULIE &	62789-223		10/16/2013	Sub Sale	731,500	No	No		
MANFREDI DAVID,	61916-315		5/31/2013	Change>Sale	439,000	No	No		
DIGGINS JAMES F	55031-363		7/23/2010		389,900	No	No		
PALANGIO DOLCIN	49220-320		4/2/2007		360,000	No	No		
	9710-463		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2015	643	Solar Pa	37,700		6/9/2015			Install 29 solar p
11/6/2014	1495	Alterati	4,307					Replace 1 door.
7/25/2013	1130	Manual	9,000	C				
7/3/2013	1008	Addition	75,000	C				
4/23/1996	135	Manual	2,350					REROOF 1/2 BLDG.

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2015	Permit Insp	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
4/23/2014	Meas/Inspect	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
1/8/2014	Info Fm Prmt	EMK	Ellen K

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6847		Sq. Ft.	Site		0	70.	0.91	12									437,788						437,800	

Total AC/HA: 0.15719

Total SF/SM: 6847

Parcel LUC: 101

One Family

Prime NB Desc: ARLINGTON

Total: 437,788

Spl Credit

Total: 437,800

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